

KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 2.342 ACRE PARCEL
FOR MARGRAF TRUST**

Being a parcel of land situated in part of the Northeast Quarter of Section 1, T-2-S,
R-14-E, Eden Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the north quarter post of said Section 1 and the
centerline of County Highway 39;

thence on an assumed bearing of S 89° 10' 28" E along the north line of said Section 1
and the centerline of said County Highway 39 a distance of 1138.45 feet to a set MAG
nail and being the **POINT OF BEGINNING** of the hereinafter described parcel,
referenced by a set iron rod situated S 00° 49' 03" W a distance of 20.00 feet;

thence continuing S 89° 10' 28" E along the north line of said Section 1 and the
centerline of said County Highway 39 a distance of 200.00 feet to a set MAG nail;

thence S 00° 49' 03" W on a line a distance of 510.00 feet to a set iron rod, passing a set
iron rod a distance of 20.00 feet;

thence N 89° 10' 28" W on a line a distance of 200.00 feet to a set iron rod;

thence N 00° 49' 03" E on a line a distance of 510.00 feet to the **POINT OF
BEGINNING**, passing a set iron rod a distance of 490.00 feet

Containing in all 2.342 acres of land, more or less, of which 0.092 acre, more or less, is
currently contained within highway right-of-ways. The above described property being
subject to all legal highways and easements of record.

Bearings are assumed and are for angular measurement only.

All set iron rods are 5/8" diameter with personalized plastic caps.

This legal description is based upon a survey performed by Victor B. Koehler, P.S.
#7457, in December 2021.

Prior Deed References – OR 211, Page 166

21159-S

REFERENCE SURVEY VOL. 8
PAGE 262 IN THE TAX MAP OFFICE

"2021"



PT: 1 N: 0.0000 E: 0.0000
S89°10'28"E DIST: 200.00
PT: 2 N: -2.8816 E: 199.9792
S0°49'03"W DIST: 510.00
PT: 3 N: -512.8297 E: 192.7028
N89°10'28"W DIST: 200.00
PT: 4 N: -509.9481 E: -7.2765
N0°49'03"E DIST: 510.00
PT: 5 N: 0.0000 E: 0.0000

CLOSING BEARING/DISTANCE: N00°00'00"E DIST: 0.0000

MISCLOSURE: N: 0.0000 E: 0.0000

AREA: 2.342 ACRES



REFERENCE SURVEY VOL. B
PAGE 262 IN THE TAX MAP OFFICE

"2021"